

Chairperson Michael Beckendorf
Vice-Chairperson Leo Gonzalez



Commissioners
Pete Bienski
Bobby Gutierrez
Nancy Hardeman
Scott Hickle
G.H. Jones
Kevin Krolczyk
Prentiss Madison

MINUTES

**BRYAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, JULY 18, 2013 – 6:00 P.M.
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

Disclaimer: *The meeting minutes herein are a summarization of meeting procedures, not a verbatim transcription*

1. CALL TO ORDER.

Chairperson Beckendorf called the meeting to order at 6:00 pm.

Commissioners	Present	2013 Regular Meetings Held	2013 Regular Meetings Attended	Regular Meetings Held During Last 6 Months	Regular Meetings Attended During Last 6 Months
Michael Beckendorf	Yes	12	11	12	11
Pete Bienski	Yes	12	11	12	11
Leo Gonzalez	Yes	12	10	12	10
Bobby Gutierrez	Yes	12	11	12	11
Nancy Hardeman	Yes	12	10	12	10
Scott Hickle	Yes	12	11	12	11
G. H. Jones	Yes	12	12	12	12
Kevin Krolczyk	Yes	12	10	12	10
Prentiss Madison	No	12	9	12	9

Staff Members Present: Mr. Martin Zimmermann, Planning Administrator, Mr. Randy Haynes, Project Planner, Ms. Janis Hampton, City Attorney, Mr. Matthew Hilgemeier, Staff Planner, and Ms. Annette Denton, Planning Intern.

2. HEAR CITIZENS.

Ms. Sharon Anderson, 2304 Cindy Lane, Bryan Texas, stated that if the Commissioners were interested in updating the City's Comprehensive Plan, they should lobby the City Council for money in the City's upcoming budget. She also expressed support for the creation of a medical district.

3. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST.

No affidavits were filed.

4. CONSENT AGENDA

a. Approval of minutes from the workshop and regular meetings on June 20, 2013.

b. Final Plat FP13-05: Regency Gardens Subdivision

Proposed Final Plat of Regency Gardens Subdivision, being 6.51 acres of vacant land adjoining the southeast side of West Villa Maria Road between Shirewood Drive and Traditions Boulevard in Bryan, Brazos County, Texas. (R. Haynes)

c. Easement Release ER13-01: Sherwood Healthcare, Inc.

A request to release three 10-foot wide public drainage easements extending across Lot 1 in Block 1 of Sherwood #1 Subdivision and/or a portion of Bryan Hospital Tract at northeast corner of Memorial Drive and Kent Street in Bryan, Brazos County, Texas. (R. Haynes)

Commissioner Jones moved to approve the Consent Agenda. Commissioner Bienski seconded the motion and the motion passed unanimously.

5. REQUESTS FOR APPROVAL OF REPLATS – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval).

a. Replat RP13-13: Sherwood #1 Subdivision

Proposed Replat of Sherwood #1 Subdivision, Lot 4 of Cedar Creek Subdivision – Phase II and a portion of Bryan Hospital Tract, to create two new lots being a total of 8.238 acres of land located at the northeast corner of Memorial Drive and Kent Street in Bryan, Brazos County, Texas. (R. Haynes)

Mr. Haynes presented the staff report (on file in the Development Services Department). Staff recommends approving the request, subject to City Council's approval of Easement Release case no. ER13-01.

The public hearing was opened.

No one came forward.

The public hearing was closed.

Commissioner Gutierrez moved to approve Replat RP 13-13, subject to City Council's approval of easement Release ER13-01, based on staff's recommendations and review which considers adherence to all pertinent state and local requirements for replatting. Commissioner Jones seconded the motion. The motion passed unanimously.

6. REQUESTS FOR APPROVAL OF ZONING CHANGES – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission makes recommendation; City Council has final approval).

a. Rezoning RZ13-08: Devang Petal

A request to change the zoning classification from Commercial District (C-3) to Retail District (C-2) on 1.26 acres of vacant land currently addressed as 1919 West Villa Maria Road, being Lot 1 in Block 14 of Shirewood Subdivision – Phase 2 and adjoining the south side of W. Villa Maria Road between Westwood Main and Shirewood Drive in Bryan, Brazos County, Texas. (M. Hilgemeier)

Mr. Hilgemeier presented the staff report (on file in the Development Services Department). Staff recommends approving the request.

The public hearing was opened.

Erin Womack, 2004 Wilderland, came forward to request clarification on how the zoning change would alter the buffer requirements at the rear of the property and how it would affect her neighboring property.

Debra Dandridge, 1911 Wilderland, came forward to request clarification on the West Villa Maria Corridor Overlay standards, lighting standards, and express concerns about potential development. She expressed concerns that new development could potentially alter the ingress and egress of her neighborhood and use lighting which created a nuisance to her property.

The public hearing was closed.

Commissioner Jones moved to recommend approval of Rezoning RZ13-08 to the Bryan City Council, and to adopt the written staff report and analysis, as the report, findings and evaluation of the Commission. Commissioner Hardeman seconded the motion.

In response to questions, Mr. Hilgemeier explained the differences in buffering requirements for properties zoned C-2 or C-3 and what type of uses the C-2 zoning allowed.

Commissioners discussed:

- Buffering requirements
- Nearby development
- The potential for less intense uses

The motion passed unanimously.

b. Rezoning RZ13-09: W.L. McCurdy

A request to change the zoning classification from Agricultural - Open District (A-O) to Commercial District (C-3) on 2.495 acres of land currently addressed as 6223 East State Highway 21, being a portion of Lot 3 in Block 2 of East Brazos Industrial Park Subdivision – Phase 1 and adjoining the northwest side of East State Highway 21, approximately 475 feet to 830 feet north from its intersection with Crosswind Drive in Bryan, Brazos County, Texas. (M. Hilgemeier)

Mr. Hilgemeier presented the staff report (on file in the Development Services Department). Staff recommends approving the request.

The public hearing was opened.

No one came forward.

The public hearing was closed.

Commissioner Hickle moved to recommend approval of Rezoning RZ13-09 to the Bryan City Council, and to adopt the written staff report and analysis, as the report, findings and evaluation of the Commission. Commissioner Jones seconded the motion. The motion passed unanimously.

7. ADJOURN.

Without objection, Chairperson Beckendorf adjourned the meeting at 6:19 pm.

These minutes shall serve as the official findings of the City of Bryan Planning and Zoning Commission, as approved on this the **1st day of August, 2013.**

Michael Beckendorf, Chairperson
Planning and Zoning Commission
City of Bryan, Texas

Martin Zimmermann, AICP
Planning Administrator and Secretary to the
Planning and Zoning Commission